



Iverson Road, West Hampstead

£449,500 : Leasehold

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Flat
- Garden
- Conversion

Now available is this two bedroom ground floor garden flat within a short walk to West Hampstead for all the main transport links including the Jubilee line, First Capital Connect and London Overground stations, local bus routes and a vast array of restaurants, bars and cafes.

The accommodation comprises a front aspect reception room with angle bay, a modern fitted kitchen and the sole use of a southerly facing rear garden.

The flat also offers a very useful basement that can be used as a study, spare overnight sleeping accommodation or for fantastic storage. We suggest an early viewing.

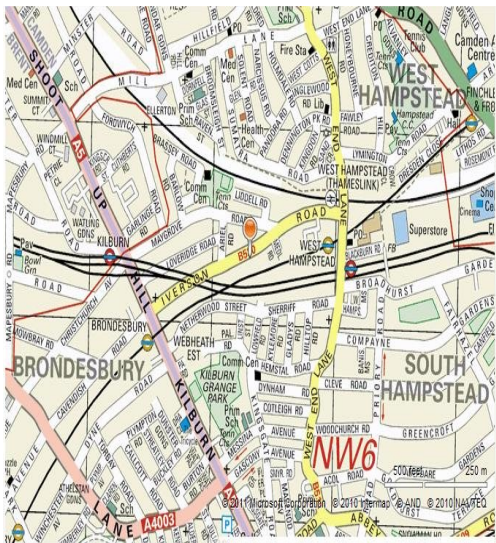
T 020 7644 2331
F 020 7372 2712
sales@paramount-properties.co.uk

150 West End Lane
London NW6 1SD

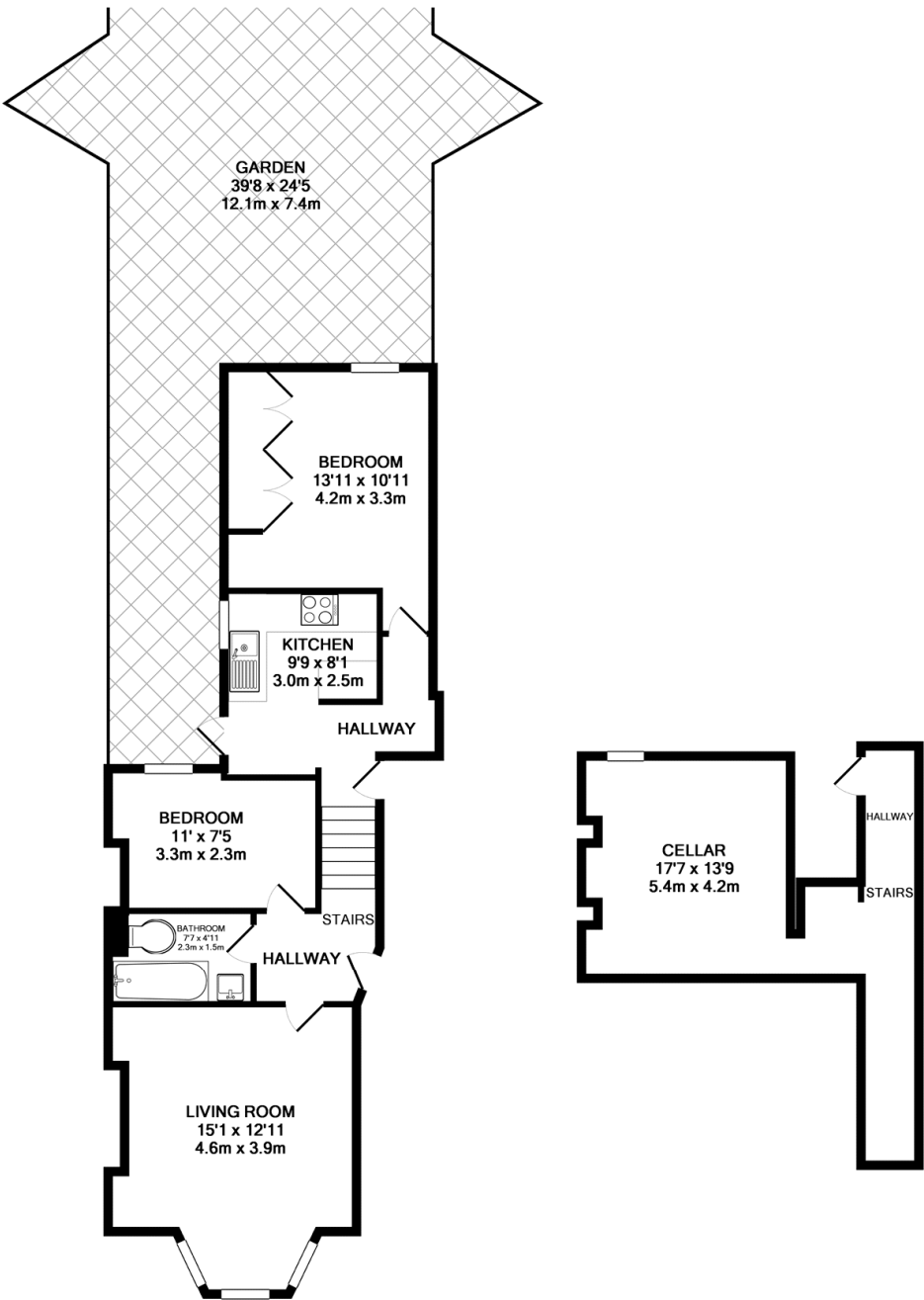


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	61
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2011

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.